



Town of Jericho  
DEVELOPMENT REVIEW BOARD  
67 Route 15  
Jericho, VT 05465

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JESSICA R. ALEXANDER, TOWN CLERK  
JERICHO, VT

**Via Certified Mail**

**CERTIFIED MAIL**

June 23, 2015  
Kevin Mahar  
225 Nashville Road  
Jericho, Vermont 05465

Dear Mr. Mahar:

At a meeting of the Jericho Development Review Board held on May 28, 2015 the Board heard your request for Conditional Use Approval for an accessory apartment at 225 Nashville Road in the Agricultural District.

After review of the application, the Board voted to **approve** your request with conditions. Listed below are the Findings of Fact and Conditions that were approved by the Development Review Board on May 28, 2015:

**Findings of Fact**

1. The property under consideration is located at 225 Nashville Road in the Agricultural District. A four bedroom single-family dwelling exists on the parcel.
2. The requested use is for a detached accessory apartment. In the agricultural district, this warrants a conditional use review.
3. This application meets the definition of an accessory apartment (§4.7.3 of Jericho Land Use Regulations).
4. This applicant meets all required setbacks as defined by the agricultural district in §5.7 of the Jericho Land Use Regulations.
5. The applicant has testified and shown on the final plan that the accessory apartment will be constructed outside the River Overlay District and accompanying flood zones as identified by FEMA.
6. The existing primary residence occupies 1,560 square feet. The proposed accessory apartment occupies 958 square feet.

DRB Final Decision NV225, Mahar, Conditional Use Approval, Accessory Apartment

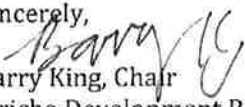
7. The applicant has shown on the final plan that a new septic system will be installed to service the apartment independently from the single-family dwelling. A State Wastewater Permit has not yet been received by the town.
8. All criteria for approval as a conditional use under §301.4 of the Jericho Zoning Regulations have been met by this application.

**Conditions:**

1. The applicant shall adhere to the plan titled " Plan showing a portion of lands of Kevin Mahar", dated 5/28/15 as prepared by Button Professional Land Surveyors, and the accompanying floor plan as submitted 4/30/15.
2. As per §4.7.3.1 the apartment shall only be occupied by the owner of the single family dwelling or by family of the owner of the single family dwelling.
3. Prior to the issuance of a zoning permit, the applicant must provide a determination from VT Agency of Natural Resources that the proper wastewater and potable water supply permits are in place.
4. The applicant will obtain and abide by all conditions of all other required local and state permits.
5. The project shall be constructed, and shall be subsequently operated consistent with all findings of fact and conditions set forth above and in any other permit obtained by the applicant for this project.
6. Substantial revisions to this plan shall require the review and approval of the Development Review Board at a publicly warned hearing.
7. By acceptance of these conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this permit shall run with the land and shall be binding and enforceable.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 2418 Airport Rd., Suite 1, Barre, VT 05641-8701*. The current filing fee for an appeal is \$262.50, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802 828-1660.

Sincerely,

  
Barry King, Chair

Jericho Development Review Board

cc: Town Clerk  
Michelle Patrick, Jericho Zoning Administrator  
Lister - Town of Jericho  
Selectboard